

JERSEY CITY

DEPARTMENT OF HOUSING, ECONOMIC DEVELOPMENT & COMMERCE
DIVISION OF CITY PLANNING



ROBERT D. COTTER, PP, AICP
PLANNING DIRECTOR

STEVEN M. FULOP, MAYOR
ANTHONY CRUZ, DIRECTOR

June 6, 2014

Ms. Mayda Arrue
THE JERSEY JOURNAL
One Harmon Meadow Plaza
Secaucus, NJ 07094

Dear Ms. Arrue:

Enclosed please find a Legal Notice for the Jersey City Department of Housing & Economic Development and Commerce. Please have this ad run in the Thursday, June 12th, 2014 Edition of your newspaper.

After publication, please prepare an Affidavit of Publication and send it to the attention of:

City of Jersey City
Department of Housing & Economic Development
30 Montgomery Street, 14th Floor, Suite 1400
Jersey City NJ 07302

Attn: Liquan Narine

This notice should be billed to the Jersey City Department of Housing & Economic Development, Planning Board Account Number 7947. Thank you.

Sincerely,

Robert D. Cotter
Secretary, Jersey City Planning Board
Division of City Planning

Mayor's Office
Director, HEDC
File

**JERSEY CITY PLANNING BOARD
PUBLIC NOTICE REGULAR
MEETING**

Please take notice the Planning Board took the following action at the Regular Meeting of June 3, 2014.

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Swear in Staff
5. Correspondence:
6. Old Business:
 - a. Case: P08-058.2 Minor Site Plan Amendment
Applicant: Arshad Malik
Attorney: Eugene O'Connell
Review Planner: Kristin Russell
Address: 829 Newark Ave.
New Block: 9401 Lot: 4
Old Block: 589 Lot: 28.A
Zone: NC – Neighborhood Commercial
Description: Originally approved November 5, 2008. Façade built with modifications, as presented Feb. 5, 2012. Applicant seeks as-is approval to protect tenants.
Decision: Approved with conditions.
7. New Business:
8. Section 31 review. Identifying arches at the two Newark Avenue entries to India Square.
Recommended.
9. Review and discussions of amendments to the Land Development Ordinance to add a definition for "right-of-way." **Recommended to City Council for Adoption.**
10. Review and discussions of amendments to the Land Development Ordinance to add site plan review threshold for land disturbance. **Recommended to City Council for Adoption.**
11. Case: P13-010.1 Site Plan Amendment with deviations
Applicant: Morgan Point Urban Renewal Co., LLC
Attorney: Charles Harrington
Review Planner: Jeff Wenger
Address: 159 Morgan Street
Block: 13002 Lot: 1.01
Zone: Powerhouse Arts Redevelopment Plan
Description: Reconfiguration of ground floor retail.
Deviation: Signage.
Decision: Approved.
12. Case: P14-022 Minor subdivision
Applicant: PH Residential LLC, a NY Limited Liability
Attorney: Charles Harrington III, Esq.
Review Planner: Maryann Bucci-Carter
Address: 100 Montgomery Street
Block: 13102 Lot: 1
Zone: Paulus Hook Redevelopment Plan
Description: subdivide one lot into 2 new lots to separate the existing residential building from the parking lot.
Decision: Approved.
13. Case: P13-091 Preliminary & Final Site Plan with Deviations
Applicant: 12th Street JC, LLC
Attorney: Robert Verdibello
Review Planner: Maryann Bucci- Carter
Address: 221 Twelfth Street
Block: 8801 Lot: 1
Zone: Jersey Avenue Tenth Redevelopment Plan
Description: Rehabilitation of existing Shell station and addition of restaurant.
Deviations: Height of free-standing ID sign and minimum number of building signs
Some testimony taken. Carried to June 17th regular Planning Board meeting.
14. Memorialized the following resolutions available for review at the Office of City Planning at 30 Montgomery Street, Suite 1400, 14th flr. Jersey City, NJ.
 1. Resolution of the Planning Board of the City of Jersey City Approving Preliminary and Final Major Subdivision with "c"variances # P14-006 submitted by Claremont Ave., Realty, LLC (353-363 Claremont Avenue).
 2. Resolution of the Planning Board of the City of Jersey City Approving Preliminary & Final Site Plan with "C" variances # P14-007 submitted by Claremont Ave. Realty, LLC (353-363 & 347 Claremont Avenue).
 3. Resolution of the Planning Board of the City of Jersey City Approving Minor Site Plan # P14-022 submitted by PH Residential LLC, A NY Ltd. Liability Co (100 Montgomery Street).
 4. Resolution of the Planning Board of the City of Jersey City Approving Amended Final Major Site Plan with Deviations' for Phase I of Project # P 12-085.2 submitted by Journal Sq. Associates, LLC (595-621 Pavonia Ave, 535-539 Summit Ave and 136 Magnolia Ave.)
 5. Resolution of the Planning Board of the City of Jersey City Approving Administrative Amendment to Final Major Site Plan with Deviations (Phase I) submitted by 160 First St. Urban Renewal, LLC (160-168 First St., 169-173 Second St. and 376-378 Luis Munoz Marin Blvd.)
 6. Resolution of the Planning Board of the City of Jersey city Approving Preliminary & Final Site Plan # P13-093 submitted by Nivaria Group, LLC (850-852 Newark Avenue).
15. *Executive Session, as needed, to discuss litigation, personnel or other matters*
16. Adjournment

ROSEANNA PETRUZZELLI, CHAIRWOMAN, PLANNING BOARD